

052.A

0001

0302.0

Map

Block

Lot

1 of 1

Commercial

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

507,900 / 507,900

USE VALUE:

507,900 / 507,900

ASSESSED:

507,900 / 507,900



PROPERTY LOCATION

No	Alt No	Direction/Street/City
22		MILL ST, ARLINGTON

OWNERSHIP

Unit #: 302

Owner 1: ERTTEL GERALDINE

Owner 2:

Owner 3:

Street 1: 10 PADDOCK LANE

Street 2:

Twn/City: LEXINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02421 Type:

PREVIOUS OWNER

Owner 1: MC KAY YVONNE T -

Owner 2: -

Street 1: 22 MILL STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo-Comm with a Condo Office Building built about 1984, having primarily Brick Exterior and 1278 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	I	INDUSTRIA		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
343	Condo-Comm		0		Sq. Ft.	Site		0	0.	0.00	MS																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
343	0.000	507,900			507,900		144276
							GIS Ref
							GIS Ref
							Insp Date
							10/02/18

PREVIOUS ASSESSMENT								Parcel ID	Parcel ID		USER DEFINED			
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date				
2020	343	FV	507,900	0	.	.	507,900	507,900	Year End Roll	12/18/2019	Prior Id # 1:	144276		
2019	343	FV	604,700	0	.	.	604,700	604,700	Year End Roll	1/3/2019	Prior Id # 2:			
2018	343	FV	377,200	0	.	.	377,200	377,200	Year End Roll	12/20/2017	Prior Id # 3:			
2017	343	FV	356,600	0	.	.	356,600	356,600	Year End Roll	1/3/2017	Prior Id # 1:			
2016	343	FV	356,600	0	.	.	356,600	356,600	Year End	1/4/2016	Prior Id # 2:			
2015	343	FV	247,900	0	.	.	247,900	247,900	Year End Roll	12/11/2014	Prior Id # 3:			
2014	343	FV	247,900	0	.	.	247,900	247,900	Year End Roll	12/16/2013	mmcmakin			
2013	343	FV	247,900	0	.	.	247,900	247,900		12/13/2012	ASR Map:			

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	Date	Result	By	Name		
MC KAY YVONNE T	32691-436		4/17/2001		210,000	No	No			7/3/2019	I & E Return	MM	Mary M		
	15616-221		6/1/1984		144,684	No	No	Y		10/2/2018	Meas/Inspect	PH	Patrick H		
										2/10/2017	I & E Return	EMK	Ellen K		
										3/21/2016	I & E Return	EMK	Ellen K		
										2/23/2009	Inspected	197	PATRIOT		
										5/1/1985		LO			

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 63 - Condo Office		Full Bath	Rating:																
Sty Ht: 4 - 4 Story		A Bath:	Rating:																
(Liv) Units: 1	Total: 1	3/4 Bath:	Rating:																
Foundation: 1 - Concrete		A 3QBth:	Rating:																
Frame: 2 - Steel		1/2 Bath: 1	Rating: Average																
Prime Wall: 7 - Brick		A HBth:	Rating:																
Sec Wall:	%	OthrFix:	Rating:																
Roof Struct: 4 - Flat		OTHER FEATURES				RESIDENTIAL GRID													
Roof Cover: 11 - Membrane		Kits:	Rating:																
Color: BRICK		A Kits:	Rating:																
View / Desir:		Fpl:	Rating:																
GENERAL INFORMATION				WSFlue:	Rating:														
Grade: C+ - Average (+)		CONDOS INFORMATION				RES BREAKDOWN													
Year Blt: 1984	Eff Yr Blt:	Location:																	
Alt LUC:	Alt %:	Total Units:																	
Jurisdct:	Fact: .	Floor:	3 - 3rd Floor																
Const Mod:		% Own:	2.809999943																
Lump Sum Adj:		Name:	2 - 3002																
INTERIOR INFORMATION				DEPRECIATION				REMODELING				SUB AREA							
Avg Ht/FL: STD		Phys Cond: AV - Average	28. %	Exterior:				No Unit	RMS	BRS	FL								
Prim Int Wall: 1 - Drywall		Functional:		Interior:															
Sec Int Wall:	%	Economic:		Additions:															
Partition: T - Typical		Special:		Kitchen:															
Prim Floors: 4 - Carpet		Override:		Baths:															
Sec Floors:	%	Total:	28 %	Plumbing:															
Bsmnt Flr:		CALC SUMMARY				COMPARABLE SALES				RES BREAKDOWN				SUB AREA DETAIL					
Subfloor:		Basic \$ / SQ:	250.00	Rate	Parcel ID	Typ	Date	Sale Price											
Bsmnt Gar:		Size Adj.: 1.25000000																	
Electric: 3 - Typical		Const Adj.: 1.51439393																	
Insulation: 2 - Typical		Adj \$ / SQ:	473.248																
Int vs Ext: S		Other Features:	5895																
Heat Fuel: 2 - Gas		Grade Factor:	1.10																
Heat Type: 1 - Forced H/Air		NBHD Inf:	1.04999995																
# Heat Sys: 1		NBHD Mod:																	
% Heated: 100	% AC: 100	LUC Factor:	1.00	WtAv\$/SQ:		AvRate:		Ind.Val											
Solar HW: NO	Central Vac: NO	Adj Total:	705365																
% Com Wall	% Sprinkled:	Depreciation:	197502	Juris. Factor:			Before Depr:	546.60											
		Depreciated Total:	507863	Special Features:	0		Val/Su Net:	397.42											
				Final Total:	507900		Val/Su SzAd	397.42											
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:							
SPEC FEATURES/YARD ITEMS				PARCEL ID 052.A-0001-0302.0								IMAGE							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N				Total Yard Items:				Total Special Features:				Total:							